

CITY OF BRYAN GPS MONUMENT
NO. 34 BEARS:
N 32°42'05" W - 1411.05'

N/F
BETTY TAUBER, WILLIAM FRANK TAUBER, JR.
BETTY JANE TAUBER HANCOCK
KATHLEEN TAUBER STUBBLEFIELD
393/43 90' x 275' TRACT

N/F
WANDA VICKI KELSEY
REM. 3.62 ACRE TRACT
TRACT #1, 2987/19

N/F
J. H. NASH
REM. 64.5 ACRE TRACT
109/154

N/F
JESSE ALMANZA AND
WIFE, LINDA ALMANZA
370/75
(UNPLATTED)

N 11°17'50" W
40.10'

METES AND BOUNDS DESCRIPTION
OF A
5.92 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING
SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT
BEING A PORTION OF A CALLED 37.391 ACRE TRACT AS DESCRIBED BY A DEED TO BURTON CREEK
DEVELOPMENT RECORDED IN VOLUME 7015, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS
COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND ON THE EAST LINE OF VILLA MARIA ROAD (100' R.O.W.)
MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ASSISTED LIVING CONCEPTS, ACCORDING TO THE
PLAT RECORDED IN VOLUME 2529, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,
TEXAS, SAID IRON ROD FOUND MARKING A WESTERLY CORNER OF SAID 37.391 ACRE TRACT;

THENCE: N 11°17'50" W ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 40.10 FEET TO
A 1-1/4" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF A CALLED TRACT OF LAND AS
DESCRIBED BY A DEED TO BETTY TAUBER, WILLIAM FRANK TAUBER, JR., BETTY JANE TAUBER HANCOCK
AND KATHLEEN TAUBER STUBBLEFIELD RECORDED IN VOLUME 393, PAGE 43 OF THE DEED RECORDS OF
BRAZOS COUNTY, TEXAS;

THENCE: N 78°15'00" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID TAUBER
TRACT FOR A DISTANCE OF 274.87 FEET TO A 1" IRON PIPE FOUND MARKING THE SOUTHEAST CORNER
OF SAID TAUBER TRACT AND A SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 3.62 ACRE TRACT
DESCRIBED AS TRACT #1 BY A DEED TO WANDA VICKI KELSEY RECORDED IN VOLUME 2987, PAGE 19 OF
THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 87°20'38" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID REMAINDER
OF 3.62 ACRE TRACT FOR A DISTANCE OF 221.08 FEET TO A 1" IRON PIPE FOUND MARKING N ANGLE
POINT IN SAID LINE;

THENCE: S 61°43'44" E CONTINUING ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND
SAID REMAINDER OF 3.62 ACRE TRACT FOR A DISTANCE OF 179.61 FEET TO A 1" IRON PIPE FOUND
MARKING THE SOUTHEAST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO JESSE
ALMANZA AND WIFE, LINDA ALMANZA, RECORDED IN VOLUME 370, PAGE 75 OF THE DEED RECORDS OF
BRAZOS COUNTY, TEXAS;

THENCE: N 38°24'48" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID ALMANZA
TRACT FOR A DISTANCE OF 185.72 FEET TO A 5/8" IRON ROD FOUND ON THE SOUTHWEST LINE OF THE
REMAINDER OF A CALLED 64.5 ACRE TRACT AS DESCRIBED BY A DEED TO J. H. NASH RECORDED IN
VOLUME 109, PAGE 134 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 52°44'26" E ALONG THE COMMON LINE OF SAID REMAINDER OF 24.427 ACRE TRACT AND
SAID REMAINDER OF 64.5 ACRE TRACT, AT 20.00 FEET PASS THE MOST WESTERLY CORNER OF BRIAR
MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 28 OF THE OFFICIAL
RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 22.80 FEET TO A 5/8"
IRON ROD FOUND;

THENCE: S 48°00'54" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND BRIAR MEADOWS
SUBDIVISION FOR A DISTANCE OF 288.57 FEET TO A 5/8" IRON ROD SET MARKING THE MOST
EASTERLY NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 37.391 ACRE TRACT FOR THE FOLLOWING CALLS:

S 21°41'40" W FOR A DISTANCE OF 148.58 FEET TO A 5/8" IRON ROD SET;

S 25°07'08" W FOR A DISTANCE OF 164.19 FEET TO A 5/8" IRON ROD SET;

S 02°01'44" W FOR A DISTANCE OF 197.93 FEET TO A 5/8" IRON ROD SET;

S 62°05'50" E FOR A DISTANCE OF 17.42 FEET TO A 5/8" IRON ROD SET;

S 15°16'32" W FOR A DISTANCE OF 55.23 FEET TO A 5/8" IRON ROD SET;

S 14°51'04" W FOR A DISTANCE OF 113.42 FEET TO A 5/8" IRON ROD SET ON THE
NORTHERLY LINE OF BLOCK 3, BRIARCREST PARK, 2ND INSTALLMENT, ACCORDING TO THE PLAT
RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND BRIARCREST PARK, 2ND
INSTALLMENT, FOR THE FOLLOWING CALLS:

N 68°12'50" W FOR A DISTANCE OF 108.44 FEET TO A 3/8" IRON PIPE FOUND ON THE EAST
LINE OF DEBBIE DRIVE (60' R.O.W.);

N 14°33'18" E ALONG THE EAST LINE OF DEBBIE DRIVE FOR A DISTANCE OF 75.10 FEET TO A
3/8" IRON PIPE FOUND;

N 75°18'31" W FOR A DISTANCE OF 207.74 FEET TO A 5/8" IRON PIPE FOUND;

THENCE: N 05°20'27" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND THE REMAINDER
OF A CALLED 24.427 ACRE TRACT AS DESCRIBED BY A DEED TO JEFFREY N. CHAPMAN AND WIFE, ANN
YAGER CHAPMAN, RECORDED IN VOLUME 1866, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS
COUNTY, TEXAS, SAID 24.427 ACRE TRACT BEING FURTHER DESCRIBED IN VOLUME 284, PAGE 425 OF THE
DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 295.20 FEET TO A 5/8" IRON ROD
SET;

THENCE: N 11°47'50" W CONTINUING ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND
SAID REMAINDER OF 24.427 ACRE TRACT FOR A DISTANCE OF 96.34 FEET TO A 1" IRON PIPE FOUND
3/4" MARKING THE SOUTHEAST CORNER OF ASSISTED LIVING CONCEPTS;

THENCE: ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND ASSISTED LIVING CONCEPTS FOR
THE FOLLOWING CALLS:

N 11°19'03" W FOR A DISTANCE OF 209.57 FEET TO A 3/4" IRON PIPE FOUND;

N 88°58'53" W FOR A DISTANCE OF 300.15 FEET TO A 1/2" IRON IRON ROD FOUND;

S 77°07'37" W FOR A DISTANCE OF 195.27 FEET TO THE POINT OF BEGINNING CONTAINING
5.82 ACRES OF LAND AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS
BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C7	175.00	13°31'32"	41.31	20.75	N 07°48'06" E	41.22
C8	225.00	26°00'44"	102.15	51.97	N 14°02'42" E	101.27
C9	176.24	12°43'55"	39.16	19.66	N 20°39'45" E	39.08
C10	225.08	27°28'46"	107.82	54.97	N 27°57'17" E	106.79
C11	175.14	27°20'57"	83.60	42.61	S 27°54'33" W	82.81
C12	225.00	12°49'20"	50.35	25.28	S 20°38'24" W	50.25
C13	175.00	26°00'44"	79.45	40.42	S 14°02'42" W	78.77
C14	25.00	84°44'17"	36.97	22.80	S 41°19'48" E	33.70
C15	225.00	21°36'06"	84.83	42.92	S 72°53'53" E	84.33
C16	175.00	20°28'07"	62.42	31.54	N 72°18'54" W	62.09
C17	25.00	82°54'11"	36.17	22.08	S 56°00'57" W	33.10

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 5/8" IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
4. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 490410134 C, DATED JULY 2, 1992.
5. SUBJECT PROPERTY IS CURRENTLY ZONED "SF-5".

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

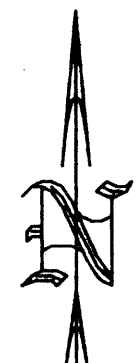
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

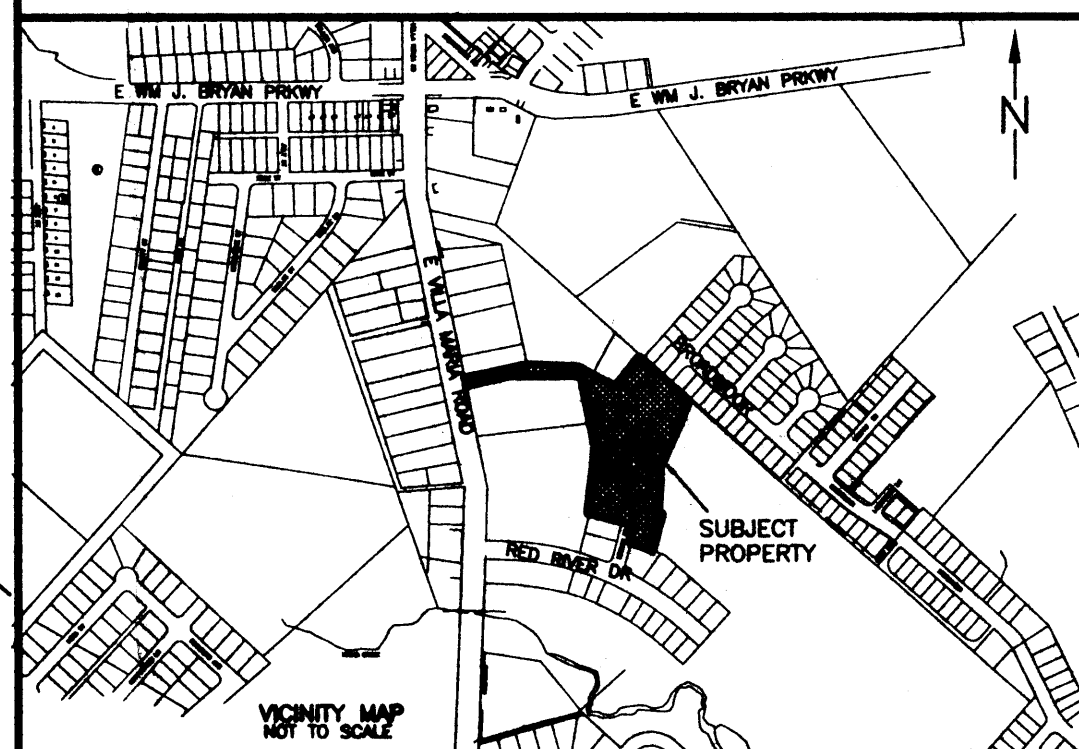
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas



SCALE: 1" = 50'

50 0 50 100 150 Feet



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as Briar Meadows Creek Subdivision, Phase I to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

Chairman

FINAL PLAT Received
OF
BRIAR MEADOWS CREEK SUBDIVISION
PHASE I
5.92 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 07-22-06

JOB NUMBER: 06-437
CAD NAME: 06-437F
CR5 FILE: MARIA (cont); 05-449 (job)

PREPARED BY:
KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
BURTON CREEK DEVELOPMENT
1414 HARPERS FERRY
COLLEGE STATION, TEXAS 77841
PHONE (979) 255-2407

ENGINEER:
BLEYL & ASSOCIATES
1720 BROADMOOR, STE 210
BRYAN, TEXAS 77802
PHONE (979) 260-3848